



US Army Corps  
of Engineers  
Alaska District

# Public Notice of Application for Permit

Regulatory Branch  
CEPOA-CO-R  
Post Office Box 6898  
Elmendorf AFB, Alaska 99506-0898

<b>PUBLIC NOTICE DATE:</b>	<b>5 May 2006</b>
<b>EXPIRATION DATE:</b>	<b>5 June 2006</b>
<b>REFERENCE NUMBER:</b>	<b>POA-2005-480-4</b>
<b>WATERWAY:</b>	<b>Wasilla Lake</b>

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States as described below and shown on the attached plan.

**APPLICANT:** BRU/NETTE LLC., 1830 East Parks Highway, Suite A-113, Wasilla, Alaska 99654.

**AGENT:** Olympus Engineering, Post Office Box 876901, Wasilla, Alaska 99687.

**LOCATION:** The proposed project is located within section 11, T. 17 N., R. 1 E., Seward Meridian; Latitude 61.5823° N., Longitude 149.3938° W.; at 450 North Trent Circle, adjacent to Cottonwood Creek and the Palmer Wasilla Highway, in Wasilla, Alaska.

**PURPOSE:** To provide additional commercial and retail space in the Greater Mat-Su area, and specifically the City of Wasilla.

**WORK:** Construct 46,700 square feet of commercial office, retail store, and restaurant space. The work would require a discharge of approximately 22,500 cubic yards of fill material into 4.54 acres of wetlands.

**ADDITIONAL INFORMATION:** The proposed project site is a 10 acre parcel, composed of 6 acres of palustrine wetlands and 4 acres of uplands. The proposed project would consist of 4 structures; a commercial office building (3,000 square feet), 2 retail/restaurant buildings (5,000 and 5,625 square feet), a commercial retail mall building (6,000 square feet), and associated parking areas. Drainage from the developed portion of the site would be collected and channeled to sediment settling ponds on the south side of the property. The proposal also includes pile supported boardwalks and wildlife viewing areas along the bank of Cottonwood Creek.

**MITIGATION:** As a result of preapplication coordination, the proposed project incorporates several mitigation efforts to reduce impacts to the aquatic environment. Approximately 1.5 acres of wetlands would have no ground disturbing

activities. The elevated walkways and viewing platforms would be incorporated into a buffered 75' set-back parallel to Cottonwood Creek. The upland areas on the east side of the property would be fully utilized to minimize wetland impacts. Water runoff from all hardened areas would be captured and directed to settling ponds before being released into Cottonwood Creek. The applicant has also offered an in-lieu fee of \$34,050.00 (\$7,500 per acre value), to be paid to the Conservation Fund, as compensatory mitigation on the 4.54 acres of wetlands that would be impacted by the proposed project.

WATER QUALITY CERTIFICATION: A permit for the described work will not be issued until a certification or waiver of certification as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation.

COASTAL ZONE MANAGEMENT ACT CERTIFICATION: Section 307(c)(3) of the Coastal Zone, Management Act of 1972, as amended by 16 U.S.C. 1456(c)(3), requires the applicant to certify that the described activity affecting land or water uses in the Coastal Zone complies with the Alaska Coastal Management Program. A permit will not be issued until the Office of Project Management and Permitting, Department of Natural Resources has concurred with the applicant's certification.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

CULTURAL RESOURCES: The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no listed or eligible properties in the vicinity of the worksite. Consultation of the AHRS constitutes the extent of cultural resource investigations by the District Engineer at this time, and he is otherwise unaware of the presence of such resources. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

TRIBAL CONSULTATION: The Alaska District fully supports tribal self-governance and government-to-government relations between the Federal government and Federally recognized Tribes. This notice invites participation by agencies, Tribes, and members of the public in the Federal decision-making process. In addition, Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis. Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Engineer during the public comment period.

ENDANGERED SPECIES: Preliminarily, the described activity will not affect threatened or endangered species, or their critical habitat designated as endangered or threatened, under the Endangered Species Act of 1973 (87 Stat. 844). This application is being coordinated with the U.S. Fish and Wildlife Service and the

National Marine Fisheries Service. Any comments they may have concerning endangered or threatened wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

ESSENTIAL FISH HABITAT: The proposed work is being evaluated for possible effects to Essential Fish Habitat (EFH) pursuant to the Magnuson Stevens Fishery Conservation and Management Act of 1996 (MSFCMA), 16 U.S.C. et seq and associated federal regulations found at 50 CFR 600 Subpart K. The Alaska District includes areas of EFH as Fishery Management Plans. We have reviewed the January 20, 1999, North Pacific Fishery Management Council's Environmental Assessment to locate EFH area as identified by the National Marine Fisheries Service (NMFS). We have determined that the described activity within the proposed area will not adversely affect EFH, including anadromous fish and federally managed fishery resources.

SPECIAL AREA DESIGNATION: None.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The decision whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur, are therefore determined by the outcome of the general balancing process. That decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Jack Hewitt at (907) 753-2712; toll free from within Alaska at (800) 478-2712, or by email at [webmaster@poa02.usace.army.mil](mailto:webmaster@poa02.usace.army.mil) if further information is desired concerning this notice.

AUTHORITY: This permit will be issued or denied under the following authorities:  
(X) Discharge dredged or fill material into waters of the United States -  
Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review  
will consider the guidelines set forth under Section 404(b) of the Clean Water Act  
(40 CFR 230).

A plan, Notice of Application for Certification of Consistency with the Alaska  
Coastal Management Program, and Notice of Application for State Water Quality  
Certification are attached to this Public Notice.

District Engineer  
U.S. Army, Corps of Engineers

Attachments



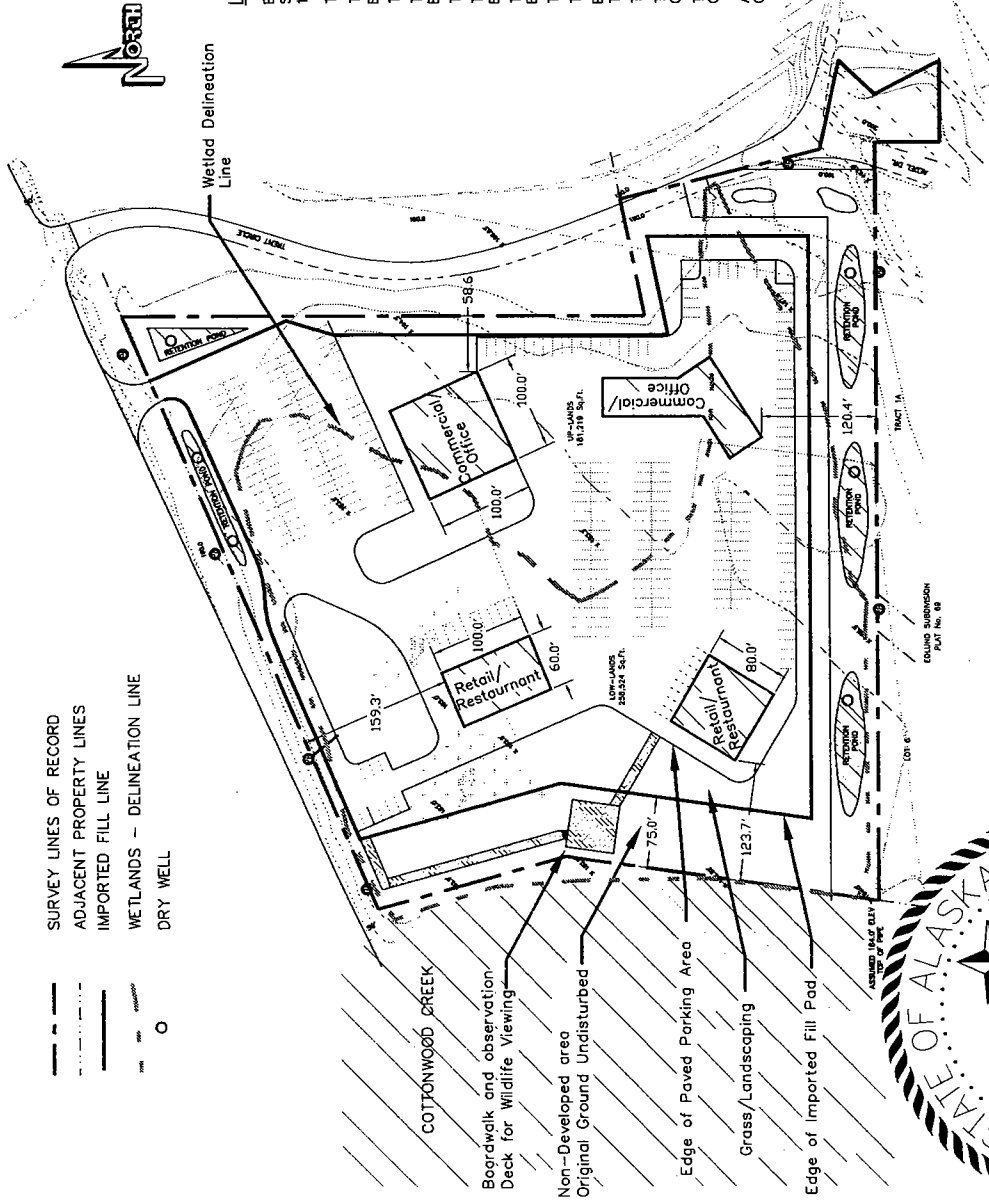
**OLYMPUS ENGINEERING**  
Matthew J. Nardini, PE  
PO Box 876901  
Wasilla, AK 99687  
(907) 373-6289 FAX: (815) 642-0719

VICINITY MAP

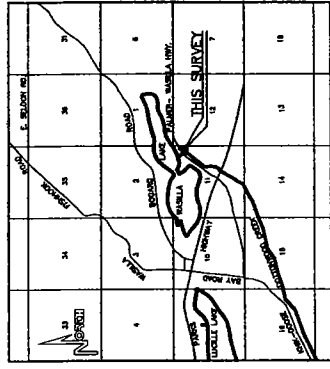
SCALE: NTS	DATE: 4/19/06	BY: MJN	SHEET: 1 of 7
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**POA-2005-480-4, Wasilla Lake**

OWNER: Bru-Nette LLC  
DESCRIPTION: Bruce-Shannon Creekside Plaza



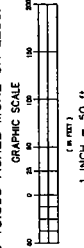
- SURVEY LINES OF RECORD
- ADJACENT PROPERTY LINES
- IMPORTED FILL LINE
- WETLANDS - DELINEATION LINE
- DRY WELL



### LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED S 00°02' E A DISTANCE OF 451.6 FEET AND S 67°05' W A DISTANCE OF 200.00 FEET FROM THE SECTION CORNER OF SECTIONS 1, 2, 11, & 12 OF TOWNSHIP 17 NORTH, RANGE 1 WEST, S.M., ALASKA.

THENCE S 00°02' E A DISTANCE OF 550.00 FEET;  
 THENCE N 78°23' E A DISTANCE OF 125.00 FEET,  
 BOUNDED ON THE EAST BY THE FOLLETT TRACT;  
 THENCE S 13°42' E A DISTANCE OF 217.60 FEET;  
 THENCE S 77°32' E A DISTANCE OF 95.00 FEET;  
 BOUNDED ON THE EAST BY THE BARBER TRACT;  
 THENCE S 42°57' W A DISTANCE OF 51.24 FEET;  
 THENCE S 27°26' E A DISTANCE OF 76.15 FEET;  
 BOUNDED ON THE EAST BY THE ZAK TRACT;  
 THENCE S 89°51'30" W A DISTANCE OF 85.00 FEET;  
 BOUNDED ON THE SOUTH BY THE GOODRICH TRACT;  
 THENCE N 00°02' W A DISTANCE OF 67.82 FEET;  
 THENCE N 89°59' W A DISTANCE OF 790.37 FEET;  
 BOUNDED ON THE SOUTH BY THE EOLUND SUBDIVISION;  
 TO THE EAST BANK OF THE COTTONWOOD CREEK;  
 THENCE MEASURING ALONG THE CREEK N 08°00' E A DISTANCE OF 332.80 FEET;  
 THENCE N 15°27' W A DISTANCE OF 204.50 FEET TO THE RIGHT-OF-WAY  
 OF THE PALMER-WASILLA HIGHWAY;  
 THENCE ALONG THE SOUTH BOUNDARY OF THE HIGHWAY N 66°33'08" E A DISTANCE  
 OF 871.82 FEET TO THE POINT OF BEGINNING.  
 ALL LOCATED IN SECTIONS 11 AND 12 OF T17N-R1W, S.M., ALASKA AND  
 CONTAINING 10.096 ACRES MORE OR LESS.



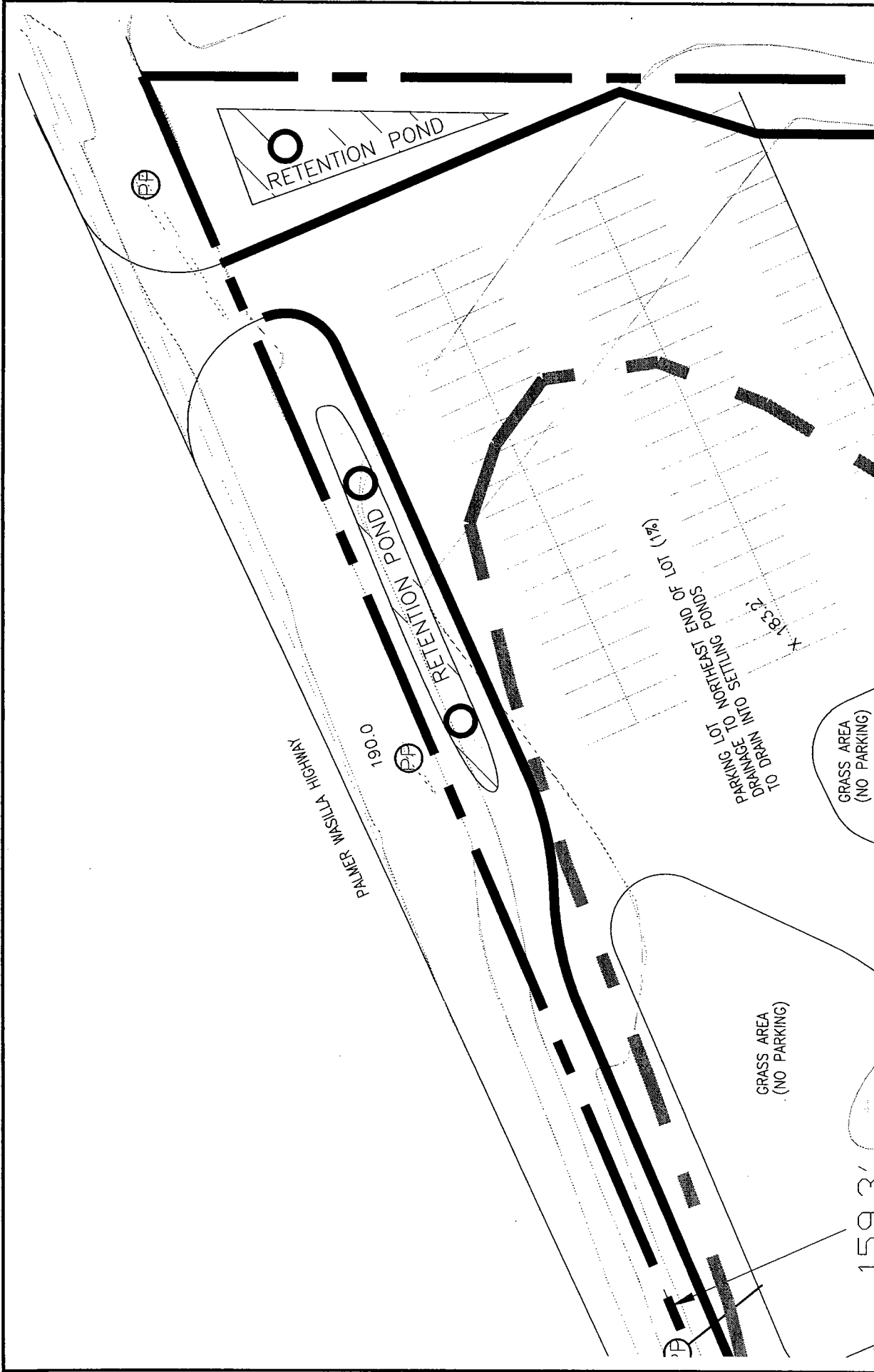
NOTE: Retention Pond slopes to be 2:1 and to have a maximum depth, as allowed by daylighting edge of pond to the existing ground and also to the edge of the built up gravel pad.

REV 1 - 4/19/06 - ADD DETAIL SHEETS

Proposed Siteplan	SCALE: 1" = 200'	DATE: 4/19/06	BY: M/JN	SHEET: 2 of 7
OWNER: Bru-Nette LLC DESCRIPTION: Bruce-Shannon Creekside Plaza	POA-2005-480-4, Wasilla Lake			

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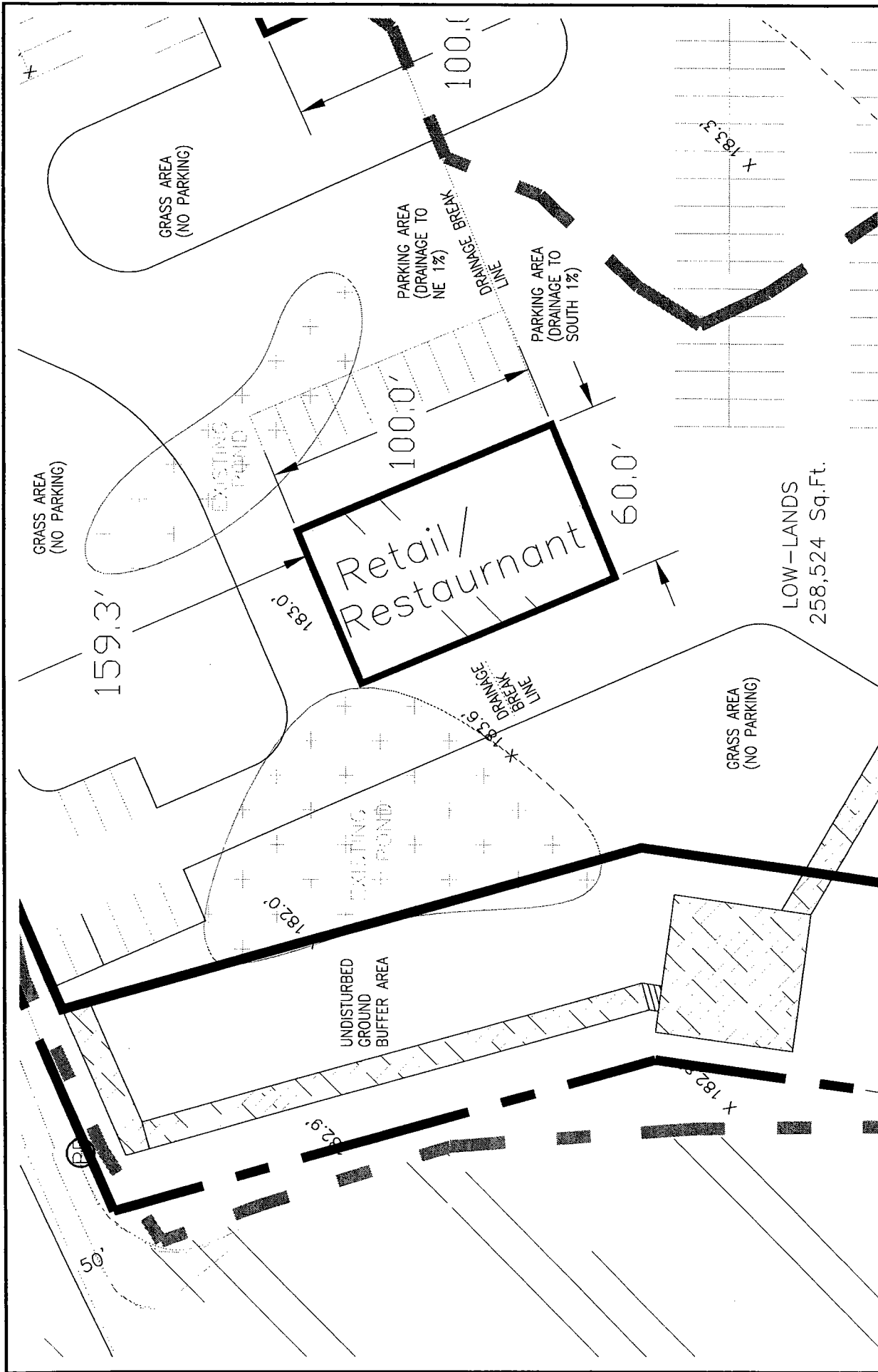
REV 1 - 4/19/06 - ADD DETAIL SHEETS

DETAIL 1

OWNER: Bru-Nette LLC  
 DESCRIPTION: Bruce-Shannon Creekside Plaza

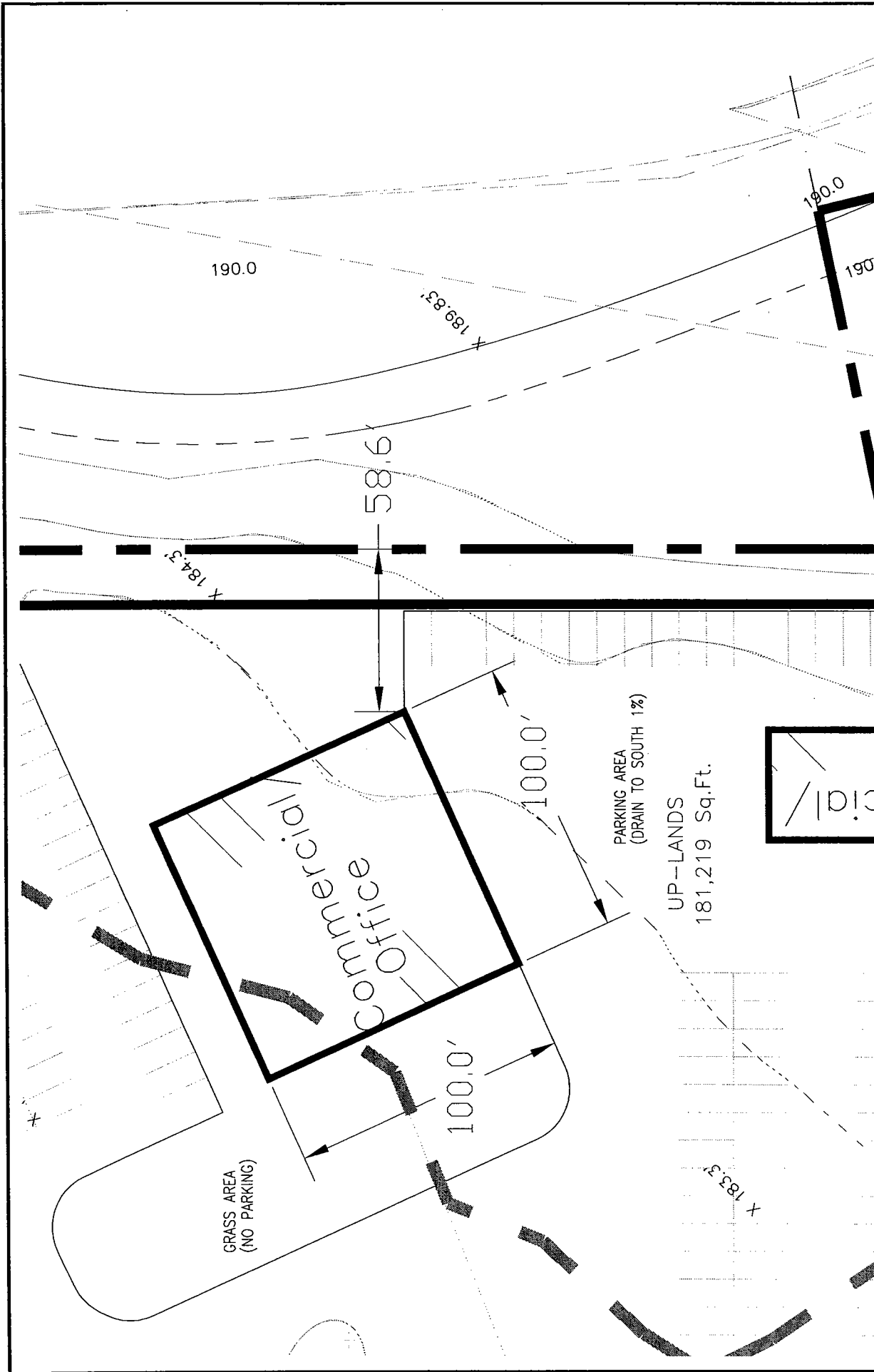
POA-2005-480-4, Wasilla Lake

SCALE: 1" = 50'  
 DATE: 4/19/06  
 BY: MJN  
 SHEET: 3 of 7



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DETAIL 2		SCALE: 1" = 50'	DATE: 4/19/06	BY: M.J.N.	SHEET: 4 of 1
OWNER: Bru-Nette LLC		POA-2005-480-4, Wasilla Lake			
DESCRIPTION: Bruce-Shannon Creekside Plaza					



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DETAIL 3

SCALE:  
 1" = 50'

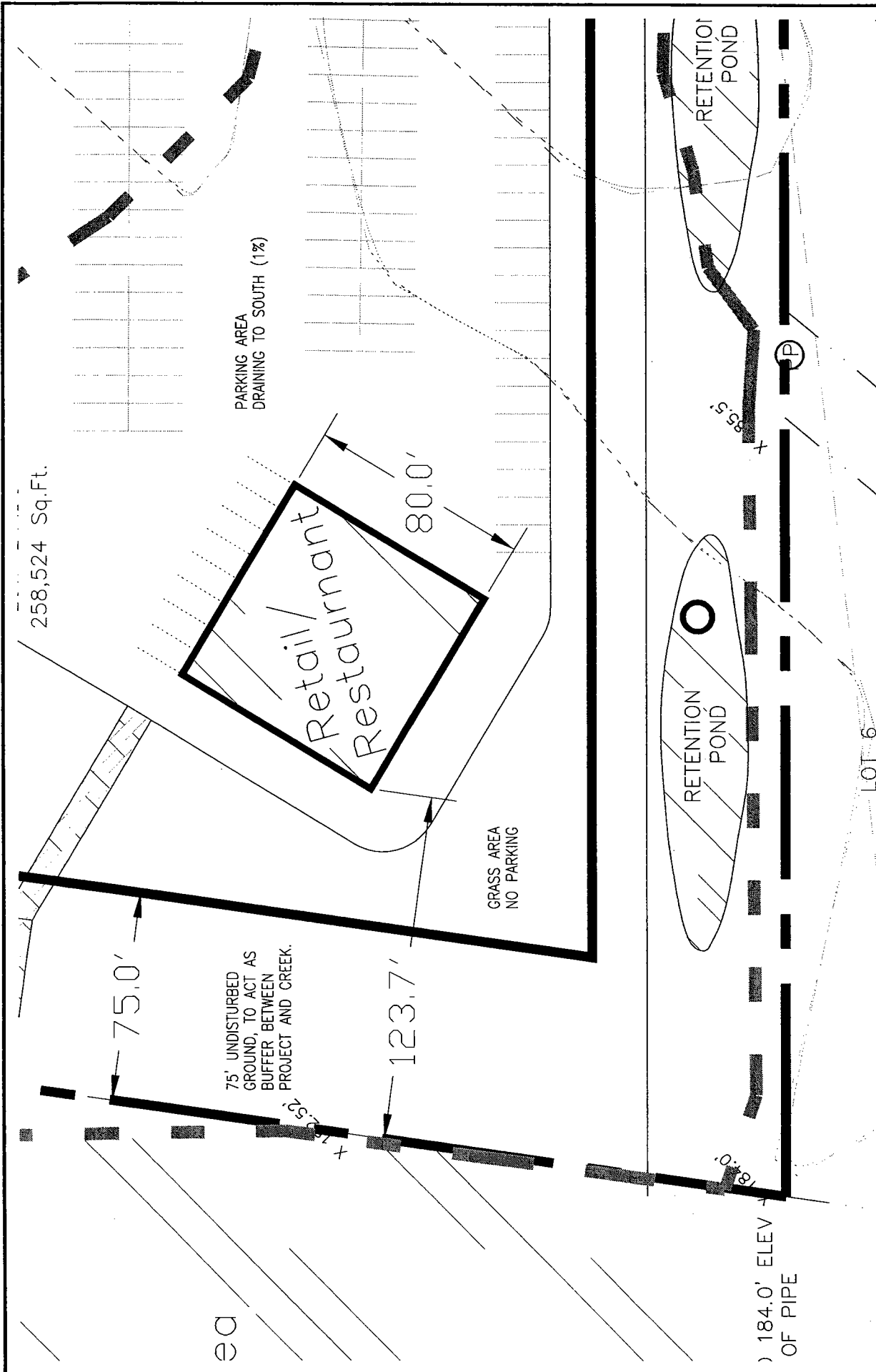
DATE:  
 4/19/06

BY:  
 MJN

SHEET:  
 5 of 7

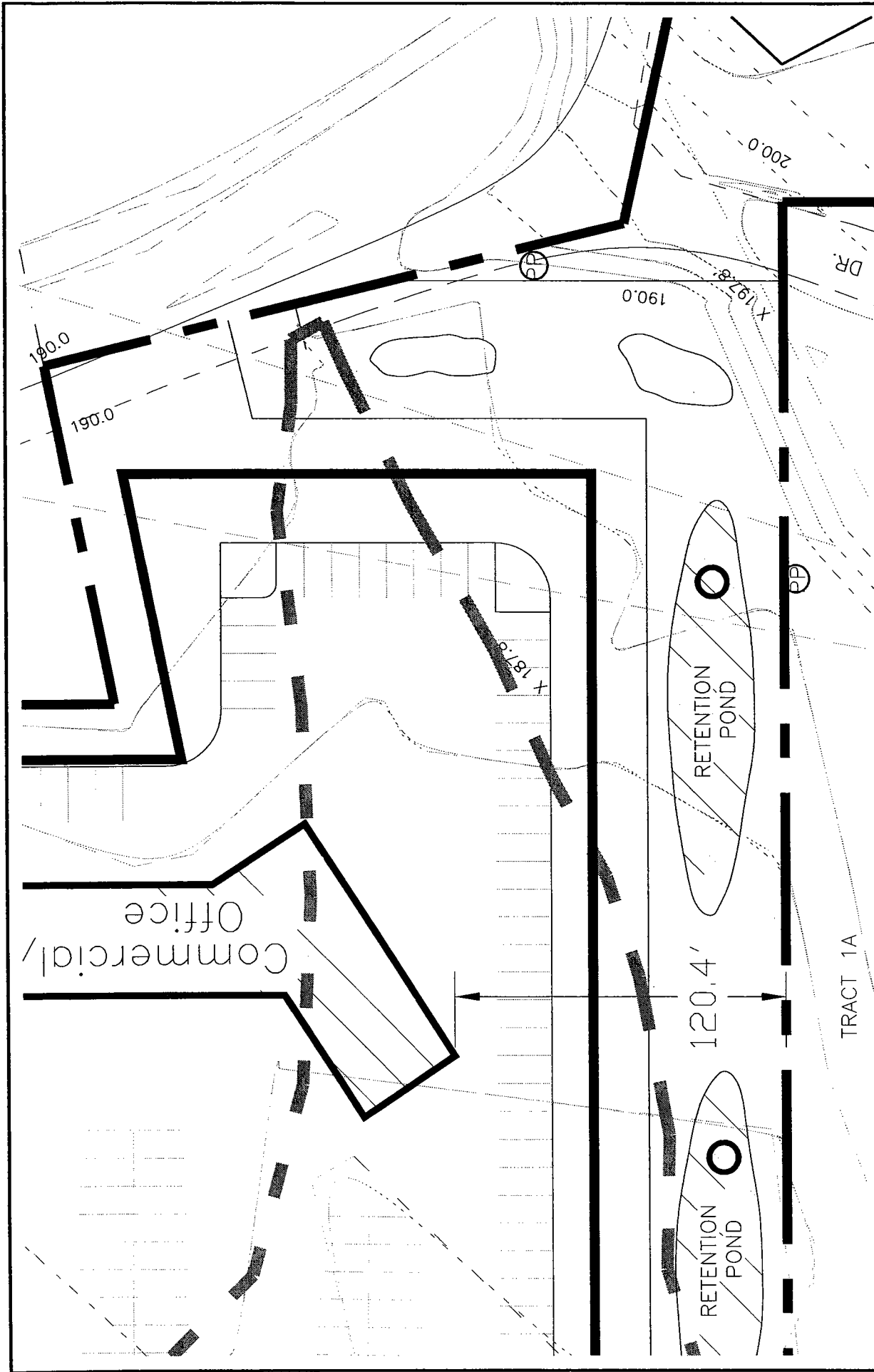
OWNER: Bru-Nette LLC  
 DESCRIPTION: Bruce-Shannon Creekside Plaza

**POA-2005-480-4, Wasilla Lake**



OLYMPUS ENGINEERING Matthew J. Nardini, PE PO Box 876901 Wasilla, AK 99687 (907) 373-6289 FAX: (815) 642-0719				DETAIL 4		SCALE: 1" = 50'	DATE: 4/19/06	BY: MUN	SHEET: 6 of 7
OWNER: Bru-Nette LLC DESCRIPTION: Bruce-Shannon Creekside Plaza				POA-2005-480-4, Wasilla Lake					

REV 1 - 4/19/06 -- ADD DETAIL SHEETS



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*Matthew J. Nardini, PE*  
 PO Box 876901  
 Wasilla, AK 99687  
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DETAIL 5

SCALE:  
1" = 50'

DATE:  
4/19/06

BY:  
MJN

SHEET:  
7 of 7

OWNER: Bru-Nette LLC  
 DESCRIPTION: Bruce-Shannon Creekside Plaza

**POA-2005-480-4, Wasilla Lake**

FRANK H. MURKOWSKI, GOVERNOR

# STATE OF ALASKA

OFFICE OF THE GOVERNOR

**DEPARTMENT OF NATURAL RESOURCES  
OFFICE OF PROJECT MANAGEMENT AND PERMITTING**

ALASKA COASTAL ZONE MANAGEMENT  
550 WEST 7<sup>TH</sup> AVENUE, SUITE 1660  
ANCHORAGE, ALASKA 99501-3568

**NOTICE OF APPLICATION  
FOR  
CERTIFICATION OF CONSISTENCY WITH THE  
ALASKA COASTAL MANAGEMENT PROGRAM**

Notice is hereby given that a request is being filed with the Office of Project Management and Permitting for a consistency determination, as provided in Section 307(c)(3) of the Coastal Zone Management Act of 1972, as amended [16 U.S.C. 1456(c)(3)], that the project described in the Corps of Engineers Public Notice No. POA-2005-480-4, Wasilla Lake, will comply with the Alaska Coastal Management Program and that the project will be conducted in a manner consistent with that program.

The Office of Project Management and Permitting requests your comments, particularly on the proposed project's consistency with the affected local coastal district management program. For more information on the consistency review contact OPMP at (907) 269-7470 or (907) 465-3562, or visit the ACMP web site at <http://www.gov.state.ak.us/gdc/Projects/projects.html>.

Attachment #1

# STATE OF ALASKA

OFFICE OF THE GOVERNOR

## DEPT. OF ENVIRONMENTAL CONSERVATION

### DIVISION OF WATER

401 Certification Program

Non-Point Source Water Pollution Control Program

### NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. POA-2005-480-4, Wasilla Lake, State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify that there is reasonable assurance that the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project with respect to Water Quality Certification may submit written comments within 30 days of the date of the Corps of Engineer's Public Notice to:

Department of Environmental Conservation  
WQM/401 Certification  
555 Cordova Street  
Anchorage, Alaska 99501-2617  
Telephone: (907) 269-6281  
FAX: (907) 269-7508